

Town of Wellesley
Planning Department
Lower Level - Town Hall
525 Washington Street
Wellesley, MA
781-431-1019 x2232

Historic Preservation
Demolition Review
APPLICATION FOR
ELIGIBILITY NOTICE

Rec'd
\$850.00
CK#2239

Pursuant to Article 46C of the Town Bylaws, **submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years;** if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 22 Colburn Road

What year was the structure built? 1907 Source of information: Assessor's Property card

Check One: ☐ Full/Complete Demolition ☒ Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: James Mealey Phone: 781-608-3427

Mailing Address: 22 Colburn Road, Wellesley MA 02481

Email Address: jamesdmealey@comcast.net

Application Authorization:

Signature of Property Owner: James Mealey Date: 12/17/18

For Town Use Only

Submission Date: 12/17/2018

Received By: [Signature]

Fee Paid: \$ 50.00

Case Number: DR 2018-61

Determination (refer to issued Eligibility Notice):

☐ Not an Eligible Building

Date Issued: _____

☐ Eligible Building*

Expiration Date: _____

*A Preservation Determination is required; please see **SIDE 2**

SIDE 1

Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: James Mealey

Signature of Property Owner: James Mealey Date: 12/17/18

Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

- **In the case of partial demolition**, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and
- **In the case of ANY demolition**, photographs of all existing façade elevations of the Building

| For Town Use Only | |
|--|---|
| Documentation Submission Date: <u>12/17/18</u> | Received By: <u>[Signature]</u> |
| Fee Paid: \$ <u>800.00</u> | WHC Public Hearing Date: _____ |
| Historical Commission Determination (refer to issued Notice of Preservation Determination): | |
| <input type="checkbox"/> Not Preferably Preserved | Date Issued: _____ |
| <input type="checkbox"/> Preferably Preserved | Expiration of Delay Period (if applicable): _____ |

Request to Reduce Delay Period (Waiver)*

*May not be sought until a Preservation Determination is made by the Historical Commission

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: _____

Signature of Property Owner: _____ Date: _____

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

WILDER, SHEA & HIMMELBERGER, LLP

Counselors at Law
One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax: (781) 235-8242

David J. Himmelberger
Telephone: (781) 237-8180
Email: david@wshlawoffice.com

Leslie B. Shea
Telephone: (781) 235-3400
Email: les@wshlawoffice.com

December 17, 2018

Claudia Zarazua, Planner
Planning Department
Town Hall
Wellesley, MA 02482

RE: 22 Colburn Road

Dear Ms. Zarazua:

Please find enclosed an Application for Historic Preservation Demolition Review for 22 Colburn Road. I have enclosed the following"

1. Application for Eligibility Notice
2. Assessor's Map
3. Copies of Assessor's record and Building Permits
4. Photos of the existing home and garage
5. Architectural Plans demonstrating that more than 50% of the existing structure is being removed or enveloped by the new additions
6. Architectural Plans showing proposed renovations/additions
7. Plot Plan
8. Check payable to Town of Wellesley for \$850

This matter was previously before the ZBA for a Special Permit due to non-conforming lot size, which was favorably voted on December 6, 2018.

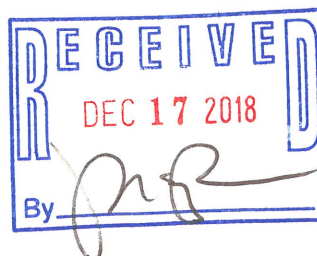
We look forward to presenting this matter at the Historical Commission's January 14, 2019 meeting.

Very truly yours,



David J. Himmelberger

Enclosures



22 Colburn Road – FRONT



22 Colburn Road – LEFT SIDE



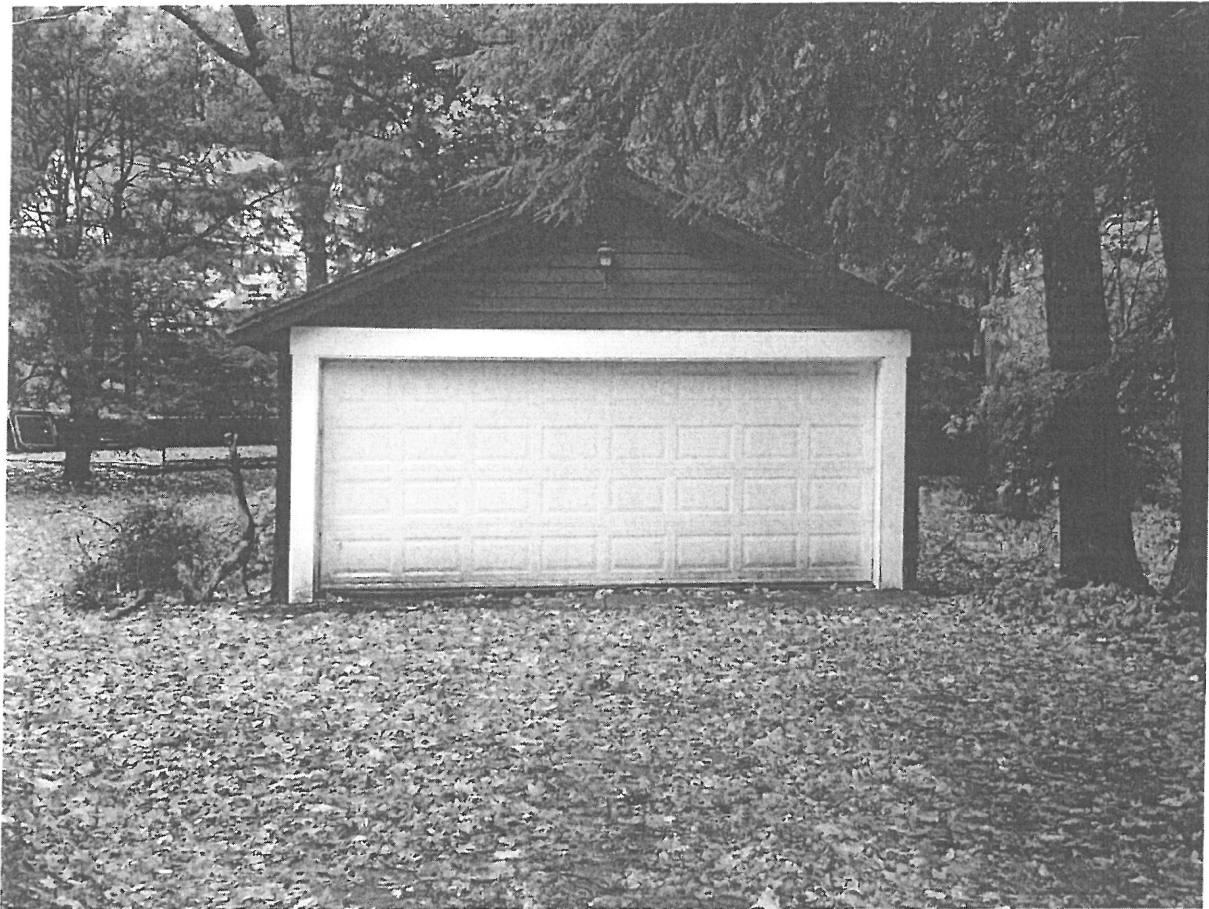
22 Colburn Road – REAR

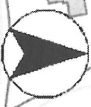


22 Colburn Road – RIGHT SIDE



22 Colburn Road – Garage





LANARK ROAD

BROWN PARK

GARDEN ROAD

COLBURN ROAD

CHESTNUT STREET

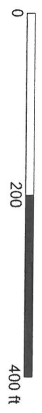
COLBURN ROAD RESERVATION

DEPARTMENT OF P...



- Points Of Interest
- Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Police
 - Schools
 - Town Building
 - MBTA Commuter Rail Station
 - MBTA Commuter Rails
 - Buildings
 - Parcels
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns
 - Abutting Towns Opaque
 - Roads (Edge Of Pavement)
 - Sidewalks
 - Paths
 - Sidewalks & Paved F
 - Unpaved Paths
 - Parking
 - Open Water
 - Brooks And Streams
 - Active Recreation Areas
 - Golf Course
 - Court - Basketball
 - Track
 - Field

This map is for informational use only — it is not intended for any other purpose. The Town of Wellesley is not responsible for damages or injuries resulting from the use of this map. The information provided herein is the information provided herein.



Printed on 12/17/2018 at 11:22 AM

Town of Wellesley, MA

Physical Characteristics Date: July 1, 2017

Print This Page

FY2018 Tax Rate for Wellesley, MA \$11.95

Assessment Valuation Date: January 1, 2017

Parcel Information:

Location: 22 Colburn Rd
 Parcel ID: 73-30- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 17,500
 Census: 0
 Zoning: SR20-Single Residence
 Survey #: 0

Assessed Values

| 2018 Market Value | |
|-------------------|------------------|
| Land | \$707,000 |
| Building | \$237,000 |
| Other | \$7,000 |
| Total | \$951,000 |

Assessment History

| Year | Total Value |
|------|-------------|
| 2018 | \$951,000 |
| 2017 | \$951,000 |
| 2016 | \$941,000 |
| 2015 | \$955,000 |
| 2014 | \$898,000 |
| 2013 | \$853,000 |
| 2012 | \$853,000 |
| 2011 | \$783,000 |
| 2010 | \$838,000 |
| 2009 | \$933,000 |
| 2008 | \$936,000 |
| 2007 | \$936,000 |
| 2006 | \$936,000 |
| 2005 | \$826,000 |
| 2004 | \$767,000 |
| 2003 | \$767,000 |
| 2002 | \$681,000 |
| 2001 | \$785,000 |
| 2000 | \$659,000 |
| 1999 | \$529,000 |
| 1998 | \$507,000 |
| 1997 | \$491,000 |
| 1996 | \$426,500 |

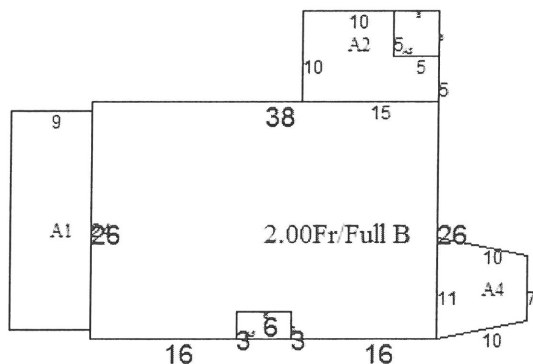
Owner Information

Name: Mealey, James D & Andrea J

Address: 22 Colburn Road
 Wellesley, MA 02481

Notes: MLS#72178607 - Jun 2017 \$1,075,000,canceled

Building Information



| | | | |
|-----------|----------|------------|------------|
| Frame | Wood | Basement | Full |
| Style | Colonial | Heating | Basic |
| Stories | 2.00 | Heat Sys | Warm Air |
| Ext Walls | Frame | Fuel Type | Gas |
| Rooms | 8 | Attic | Unfinished |
| Beds | 4 | Condition | Average |
| Full Bath | 2 | Grade | B+ |
| Half Bath | | Traffic | M5 |
| Extra Fix | | Fireplaces | 1 |
| Rec Room | none | | |
| Fin Bsmt | none | Year Built | 1907 |
| Bsmt Gar | none | Year Remod | 1970 |
| Stacks | 0 | TLA | 2,177 |

| Area | Lower | First | Second | Third | Area |
|------|------------|-------------------|------------|-------|------|
| Main | | | | | 970 |
| A1 | | Encl. Frame Porch | | | 216 |
| A2 | Bsmt Unfin | 1s Frame | 3/4s Frame | | 125 |
| A3 | | Encl. Frame Porch | | | 25 |
| A4 | | Wood Deck | | | 90 |
| A5 | | Open Frame Porch | 1s Frame | | 18 |

Other Improvements

| Code | Type | Qty | Year | Length | Width | Grade | Condition | Adj |
|------|------------------------|-----|------|--------|-------|-------|-----------|-----|
| 1 | Shed - Frame | 1 | 1940 | 12 | 16 | D | Fair | 1 |
| 2 | Garage - 1 story frame | 1 | 1940 | 18 | 20 | D | Fair | 1 |

Notes:

per'15 & 17 MLS"chance to renovate;original hrdwd flrs,hi ceilings;gracious foyer;frnt/bck LR-fp;DR;EIK;butler's pntry;sunrm;4 bdrms,2 full bths;wlk up attic-ready to finishe;lvl bckyrd;det.grge;sold "as is"

Land Description

| Topography | Utilities | Street | Paved | Landlocked | No | View | Average |
|--------------|------------|--------|--------|------------|-----|-------------|---------|
| Above Street | Public Gas | Road | Public | Sidewalk | Yes | Landscaping | |
| | | | | Gas | Yes | | |

Market

| Type | Description | Zone | Nhbd | Area | Infl | Traffic |
|------|--------------|-----------------------|------|-------|------|---------|
| 1 | Primary Site | SR20-Single Residence | 105 | 17500 | 1 | M5 |

Sales Information

| Date | Price | Vol | Page | Seller | Valid Code |
|-----------|-----------|-------|------|-------------------------|--|
| 7/31/2015 | \$950,000 | 33360 | 174 | Howard-Johnson, Peter & | H. estate sale, divorce or court order |

Buy 2018 Oak Ridge for Earlyburg, MA: \$11.95
 Print This Page

Address: 22 COLBURN RD

Permit Number: 1953

Date 9/15/1925

front scan image

| | |
|--|------------------------------------|
| Date: Sept. 15, 1925 | |
| Street Colburn Road | No. 22 Precinct 37 Permit No. 1953 |
| Owner Seldon L. Brown | Address Colburn Road |
| Architect Own Plans | Address |
| Builder Thomas Summers | Address 61 Oakland St. |
| Permit Granted Sept. 15, 1925 | Area of Lot |
| Dimensions | Est. Cost \$ No Info. |
| Date of Inspections | |
| Date of Inspections | |
| Plumbing, No. of Baths, etc. | |
| Heating | |
| Remarks Alterations- Build dormer window in roof to add to room. | |

Address: 22 COLBURN RD

Permit Number: 12605

Date: 1/31/1956

front scan image

St. Colburn Rd. No. 22 Lot ...

Permit No 12605

Date Jan. 31, 1956

Owner R. Swain
has permission to build from plans of ... Address 22 Colburn Rd.

Type of Building Deciding Dimensions

Exterior Install picture window in rear wall Area of lot

Builder P. A. Ferguson & Son Address 40 Pelham St. Norton Center

Architect Address

Estimated Cost \$ 1,000

Fee Paid \$ 3.00

Address: 22 COLBURN RD

Permit Number: 13272

Date: 4/14/1958

front scan image

St. Colburn Rd. No. 22 Lot

Permit No 13272

Owner: Richard & Esther Swain

Address: 22 Colburn Rd.

has permission to take over work to be done

Date: April 14, 1958

Type of Building: Garage

Description:

Description: Constant addition 12' x 16' to rear of existing garage for storage of garden tools

Builder: Brooks - Skinner Co. Address: Colburn

Architect: Address:

Estimated Cost \$150.00

Planning

Meeting

Grading

Wiring

Compad

Landscaping

Fee Paid \$3.00